

October 8, 2003

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DANA M. SMITH
EXECUTIVE OFFICER

TO: Local Agency Formation Commission

FROM: Executive Officer
Policy Analyst

SUBJECT: Impartial Analysis for Ballot Proposition:
"Center City Annexation to the City of Yorba Linda"

Background

At the December 11, 2002 meeting, your Commission approved the "Center City Annexation to the City of Yorba Linda" (CA 02-09). Subsequent to that action, a 45-day protest period was ordered and upon completion, a protest hearing was held on February 24, 2003. The Registrar of Voters determined there were a sufficient number of valid written protests filed by registered voters to order an election on the question of annexation. The Executive Officer notified the City of Yorba Linda that an election would be required to allow the registered voters of the proposed annexation area to decide the question of annexation of the area to the City of Yorba Linda. The election is scheduled for March 2004.

Impartial Analysis

Pursuant to Government Code Sections 56898 and 57144, the Executive Officer is required to submit an impartial analysis for approval by the Commission prior to submission of the information to the Registrar of Voters for inclusion in the voter information materials.

Recommendation

1. Approve the attached impartial analysis
2. Direct the Executive Officer to forward the approved impartial analysis to the County Registrar of Voters for inclusion in the voter information regarding the ballot question on the "Center City Annexation to the City of Yorba Linda."

Respectfully submitted,

DANA M. SMITH

KIM A. KOEPPEN

**LOCAL AGENCY FORMATION COMMISSION
ANALYSIS OF THE PROPOSED CENTER CITY ANNEXATION
TO THE CITY OF YORBA LINDA**

The proposed annexation area commonly referred to as the “Center City Annexation,” is comprised of two non-contiguous territories, Country Club and Fairlynn, generally located in the southern section of the City of Yorba Linda.

The Country Club territory is located south of Yorba Linda Boulevard and west of Fairmont Boulevard and is bisected by Kellogg Drive. The Country Club territory includes approximately 222 acres composed of 295 single family homes and an 18-hole 111-acre private golf course known as the Yorba Linda Country Club. The Fairlynn territory is located east of Imperial Highway, north of Esperanza Road and west of Fairmont Boulevard. The Fairlynn territory includes approximately 147 acres and is comprised of 382 single-family homes, 248 condominiums and miscellaneous commercial uses.

On December 11, 2002, the Local Agency Formation Commission (LAFCO) approved the City of Yorba Linda’s proposal to annex the territories. Subsequent to that action, a registered voter protest gathered sufficient signatures to advance the issue to an election. Only registered voters residing in the annexation area will vote to decide whether or not the territories collectively shall become part of the City of Yorba Linda or remain unincorporated Orange County.

If the annexation is approved by a majority of voters, the responsibility for providing a range of public services to the annexation area will transfer from the County of Orange to the City of Yorba Linda and/or its contractors. Specifically, residents would receive general government services; planning, building inspection and code enforcement; street construction and maintenance; street lighting; and law enforcement and traffic control services from the City of Yorba Linda. Unincorporated area residents currently receive police protection from the Orange County Sheriff Department which responds to emergency calls and the Highway Patrol for traffic control. Property owners and residents would receive an increased level of police protection if annexed to the City. Yorba Linda currently contracts with the Brea Police Department to provide residents and property owners with comprehensive around-the-clock law enforcement and traffic control services.

Annexation will not change or impact ad valorem property taxes paid by property owners. Residents annexed to the City of Yorba Linda would be subject to the Yorba Linda Landscaping and Streetlighting District annual assessment of approximately \$60 for single family homes and condominiums.

The above statement is an impartial analysis of Proposition ____.